

November 30, 2010



Planning Department Newsletter

CITY COUNCIL REVIEWS DRAFT CLG ORDINANCE

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For the past couple of years, the city has been exploring the possibility of engaging in the Certified Local Government (CLG) program for historic preservation. This program was created by the U.S. Congress as part of the National Historic Preservation Act of 1966. It involves a federal/state/local partnership that provides financial support, technical assistance, and regulatory control for the purpose of preserving historic resources in a city or county. The basic elements of a CLG system are a local Historic Preservation Committee (HPC), a Local Register of Historic Places, architectural design review standards for construction activity on Local Register properties, special property tax valuation for authorized historic property improvements, and various reporting and educational activities. Local jurisdictions that establish a historic preservation program that meets state and federal standards are eligible to apply to the Washington State Department of Archaeology and Historic Preservation (DAHP) and the

National Park Service for certification. There are currently 65 CLG jurisdictions practicing in the state of Washington.

Acting on a 2008 City Council goal, planning staff presented a summary of the CLG concept at the Council's September 23, 2008 meeting. At that time, staff addressed certain considerations with respect to the program, including its historic preservation benefits, its anticipated demand on city resources, and the advantages and drawbacks of the design review standards. In its discussion, Council members reached consensus to move forward with the proposal, and decided that the specifics of the program should be drafted by an ad hoc committee composed of citizens who have knowledge and/or interest in historic preservation, a landlord, and a Planning Commission member. Over the next few months, this ad hoc committee met to assemble a draft ordinance that would establish the historic preservation procedures.

In December 2008, the Planning Commission reviewed the draft ordinance and endorsed its passage. The Commission also complimented the ad hoc committee on a job well done.

The City Council reviewed the proposed ordinance in the following month. At that time, it found the suggested provisions generally favorable, but asked for several amendments. These requested changes included clarification



(Continued on page 2)

DRAFT CLG ORDINANCE *(CONT.)*

of several definitions, changing the number of HPC members from nine to seven, and modifying the rules related to demolition of historic structures. After this Council meeting, the city attorney's office conducted an extensive review of the proposed ordinance, incorporating the revisions requested by the Council and altering others parts of the document to meet legal standards.

The revised ordinance draft was presented to the Council on November 15, 2010. At this session, the Council suggested additional wording changes. Also, Council members asked about the amount of city resources that would likely be expended on the program. Planning staff stated that, based on the

experience of other CLG cities, the initial cost could be about \$30,000, although most, if not all, of that expense could either be defrayed by historic preservation grants or absorbed by the existing planning department budget. Some Council members expressed concern about beginning this new program during challenging financial times.

Planning staff recently transmitted the proposed ordinance to the DAHP for review and comment as required by state rules. If all goes as planned, the Council will be addressing this issue again at its December 7 meeting. At that meeting, the Council could take action to approve or disapprove the CLG ordinance.

SAE FRATERNITY DISTRIBUTES COLLEGE HILL PAMPHLETS

In the Planning Department Newsletter for September, we indicated that the department was working to prepare and distribute a welcoming pamphlet for occupants of the College Hill Core. This activity was prescribed in the neighborhood plan for the area adopted by the City Council one year ago. The pamphlet, a copy of which appears on pages 3 and 4, provides information on how to be a responsible resident and considerate neighbor. The brochure also introduces the reader to the provisions of the neighborhood plan.

At a recent meeting of College Hill stakeholders, the group decided it would be best to have College Hill Core residents, rather than members of city staff, distribute the pamphlets door-to-door. So, the planning department contacted the WSU Center for Civic Engagement to help with this task. This center promotes student learning through involvement in public service. Specifically, it acts as a broker between community members who seek help with a service project and student groups who have an interest in conducting community enhancement activities.

When the Center for Civic Engagement learned about the planning department's need to distribute the brochures, it contacted the Sigma Alpha Epsilon (SAE) fraternity for assistance. Within a few days, SAE fraternity representative Justin Blatner called planning department staff to gain an understanding of the project and begin the logistics necessary to complete the task. Then, over the next two and a half weeks, 23 SAE fraternity members worked in teams to pass out a pamphlet to each residence on the hill. All told, the students delivered approximately 1,400 brochures to area households. The planning department is very grateful to both the SAE fraternity members and to the staff at the Center for Civic Engagement for all of the assistance they provided with respect to this endeavor.

In accordance with the neighborhood plan, the planning department expects to distribute these welcoming pamphlets to College Hill Core residents each fall, recognizing there is significant turnover of occupants in the area. Ongoing education will be an important implementation tool in meeting the goals of the College Hill Core Neighborhood Plan.

A plan for quality

The *College Hill Neighborhood Plan* outlines several ongoing strategies to improve the living experience on College Hill.

Among the priorities are:

- Promoting healthy and responsible living in mutual respect among all neighborhood residents.
- Protecting our environment through recycling, trash reduction and neighborhood cleanup activities.
- Keeping streets and sidewalks safe for walkers and bicyclists.
- Preserving the history of the area.
- Maintaining properties in good condition so they are safe and attractive.
- Fostering safe housing.
- Addressing parking problems.

Welcome to your College Hill

You have chosen to live in the most diverse and lively area of Pullman. College Hill is an ever-changing, yet historic neighborhood in the very heart of Pullman. Students, families, faculty and staff find the close proximity to WSU campus to be ideal.

Even if you're not a permanent resident, you're not a guest, but rather a vital member of the community.

Partnering with your neighbors and city government will ensure that your neighborhood



is a great place to live.

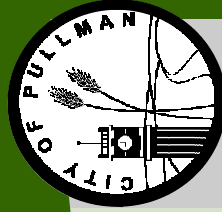
To improve your living experience, the Pullman City Council adopted in 2009 the *College Hill Neighborhood Plan*. It was developed with input from property owners, neighborhood associations, the Associated Students of WSU, Greek Life groups and city leaders to be a roadmap to the future of College Hill.

Your involvement, as a leader or volunteer with any of these groups, will go a long way in making this plan a reality.



**CITY OF
PULLMAN**
WASHINGTON

**Welcome to
College
Hill!**



**www.pullman-
wa.gov**

We encourage you to access online the city booklet entitled *The City of Pullman Welcomes You*. You'll learn, in more detail, about the various provisions of city code that apply not only to

College Hill, but throughout the entire city. The booklet, as well as all city code standards referenced below, can be viewed on the

city's Web site

www.pullman-wa.gov.

We also invite you to become acquainted with your

neighbors and to work together to help improve the neighborhood. By cooperating and respecting the rights of others, College Hill will become an even greater place to live.



Always be a good neighbor in all ways!



Show pride of place

by keeping both your residence and neighborhood clean.

Those who live around you will appreciate your efforts.

Trash pickup, recycling, junk accumulation and littering are addressed in Pullman City Code Chapters 5.01, 5.40 and 5.45.

Call Pullman Disposal at 334-1914 to set up required trash collection.

If, for lack of room, you have furniture on your porch or sidewalk or in your yard, contact Palouse Treasures, Goodwill or other thrift shops to donate used furniture.

For complaints call the community improvement representative at 338-3300.



Good neighbors

Get to know your neighbors. Wave, exchange numbers, host a potluck or participate in a neighborhood event.



Be considerate

of your neighbors with your parties, music or other loud noises. Loud noise from sound systems, televisions, electronic musical instruments, construction equipment, etc. is regulated 24/7 as a nuisance.

See Pullman City Code Chapters 5.05 and 8.80 for regulations. Citizens can initiate the enforcement process by calling 332-2521 or can call the police operations commander for information at 334-0802.



Protect your pets

To safeguard your four-legged companions, the city licenses dogs and cats and requires vaccinations. For information regarding animals, see Pullman City Code Title 9 or call Code Enforcement at 334-0802.

To reclaim lost pets or to adopt animals, call Whitman County Humane Society at 332-3422.



Park it

Parking in Pullman is easier said than done because space is limited throughout the city, and particularly near the WSU campus. Restrictions are in place for resident safety to allow undeterred emergency vehicle access, and to be fair to those who need to park on city streets.

City regulations are consistent with those in effect for the rest of the state. Additional regulations include required permits and posted time limits. For questions, call code enforcement at 334-0802. For complaints, call 332-2521.

For WSU's parking rules, call 335-PARK.



Move it

So that you, your friends and neighbors can safely use the sidewalks throughout the year, do your part to clear them of debris, overhanging vegetation, and snow and ice. For information, see Pullman City Code Chapter 11.50, or call the community improvement representative at 338-3300.



Home, sweet home

Your residence is sweeter still when you enjoy the confidence that it's also safe housing. If you believe there is an unsafe condition in your house or apartment, contact the owner, property manager, the city building inspector or the city fire inspector. For concerns about building code compliance, call 338-3220. For fire code compliance, call 338-3270.

Be aware also that the number of unrelated persons who may occupy a dwelling unit is restricted. To learn more about this, see Pullman City Code Chapter 17.75 or call the Planning Dept. at 338-3218.

Information about the rights and protections of the Landlord-Tenant Act [Title 59 RCW] is available at:

<http://offcampusliving.wsu.edu/www.atg.wa.gov/LandlordTenant/default.aspx>



Pending Land Use Proposals

Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

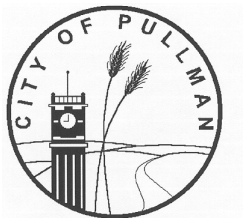
PROJECT	DESCRIPTION	LOCATION	STATUS
Certified Local Government Program	establish historic preservation program for community	Citywide	CC requested ordinance revisions on 1/20/09; CC reviewed draft ordinance on 11/15/10; CC tentatively scheduled to act on ordinance 12/7
College Hill Architectural Design Standards	formulate design standards for new construction	College Hill Core	PC public forum held 7/28; PC meeting to set direction held 9/22; staff preparing draft standards
City Urban Growth Area Expansion	expand urban growth area to accommodate future growth	greater Pullman area	PC public forum held 4/29/09; PC meetings to provide direction held 7/22/09, 10/27/10, and 11/17/10; PC hearing scheduled for early 2011
Mader North Annexation	annex 510 acres to city	north of Military Hill between Palouse Highway and Brayton Road	PC recommended approval on 10/27; CC accepted proposal on 11/15; awaiting petition from applicant
Inland Cellular Communication Facility conditional use permit application (C-10-1)	install 80-foot-tall wireless communication tower	near west end of north side of NE Skyview Drive	staff reviewing application; BOA hearing tentatively scheduled for 12/20
Hilltop Inn Addition site plan (10-7)	demolish Hilltop Restaurant and construct 54-room addition to existing motel	928 NW Olsen Street	staff requested applicant to revise site plan
Tomason Place Apartments Phase II site plan (10-10)	develop 26-unit apartment building on 3.2-acre parcel	555 NE Terre View Drive	staff requested applicant to revise site plan
Hampton Inn Hotel site plan (10-11)	construct 93-room hotel on 4.3-acre site	785 SE Fairmount Drive	staff reviewing site plan

KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University

KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; DOE: State Department of Ecology; LC: Landmarks Commission

NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list.. 2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.





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For any readers who are not currently receiving this newsletter by email and who wish to register for this service, please contact the planning department for assistance.

WE'RE ON THE WEB!

WWW.PULLMAN-WA.GOV
